

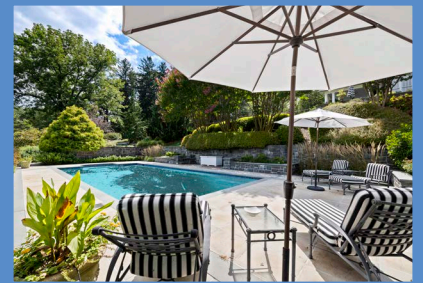
*Hubble
Bisbee*

CHRISTIE'S
INTERNATIONAL REAL ESTATE



RUXTON

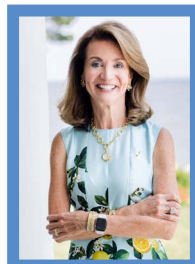
7506 L'HIRONDELLE CLUB ROAD



LOCATIONS


2330 W Joppa Road, Suite 104
Lutherville, MD 21093

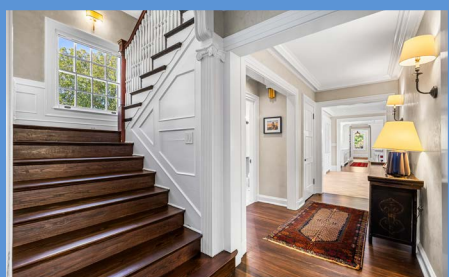
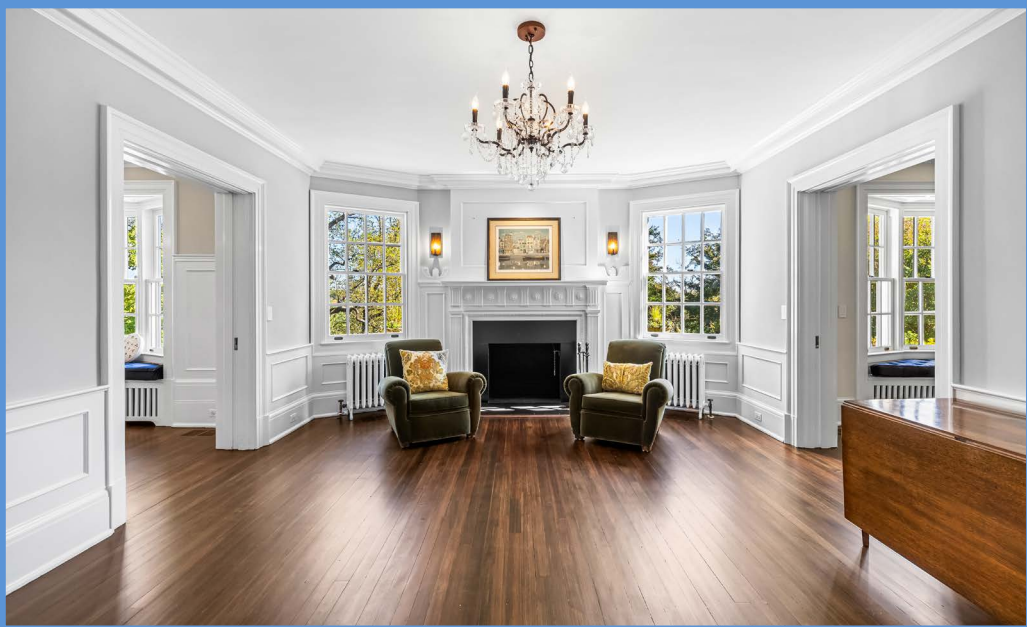
181 Harry S Truman Pkwy Ste 200
Annapolis, MD 21401

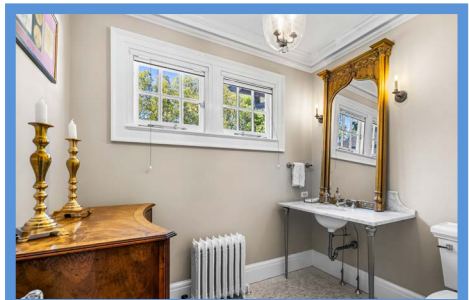
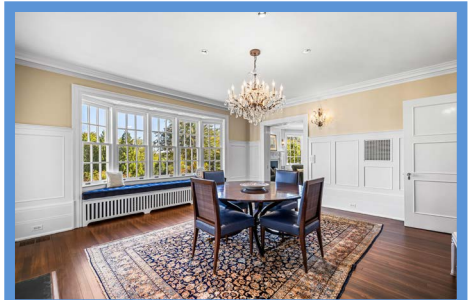


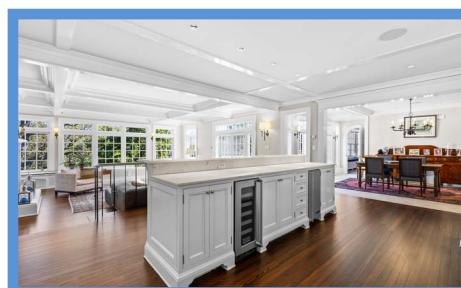
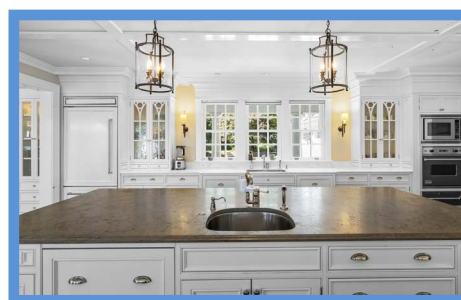
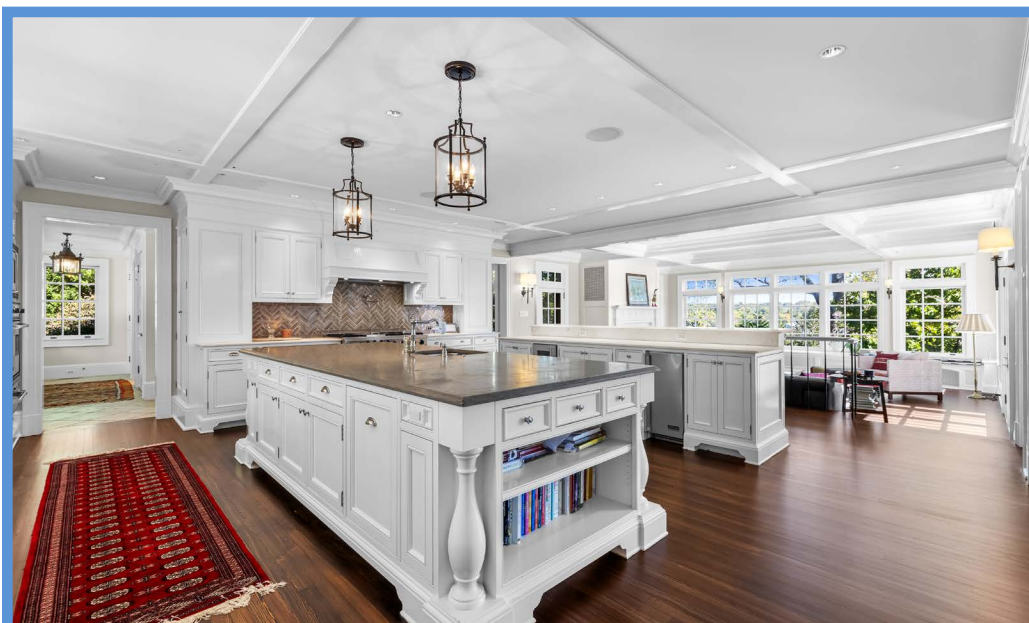
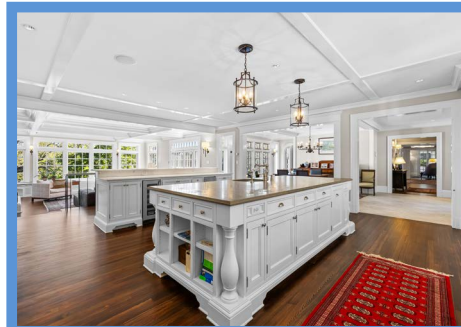
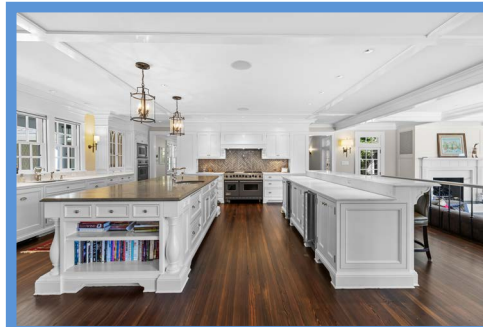
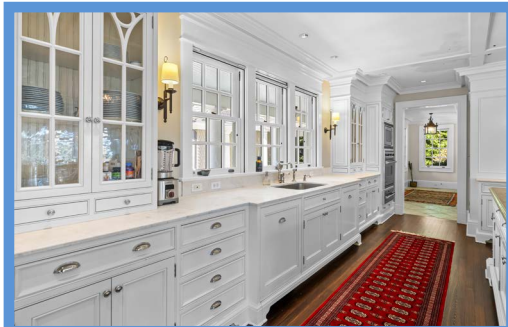
KAREN HUBBLE BISBEE

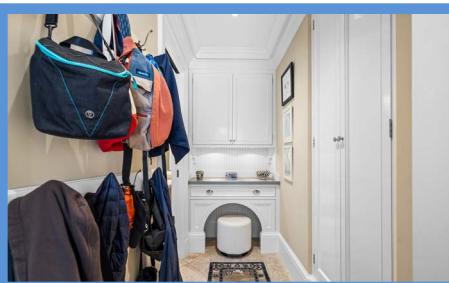
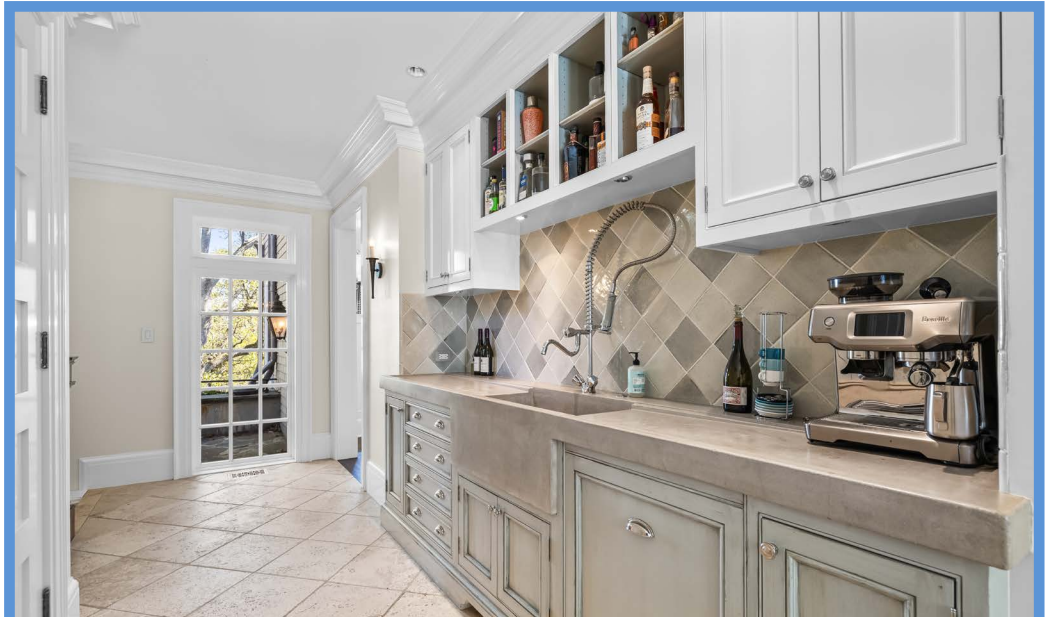
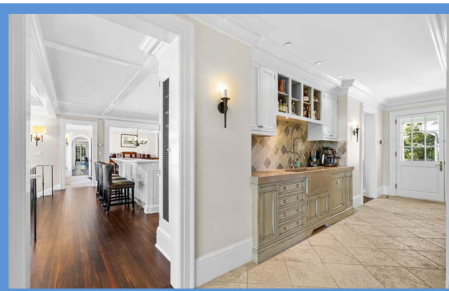
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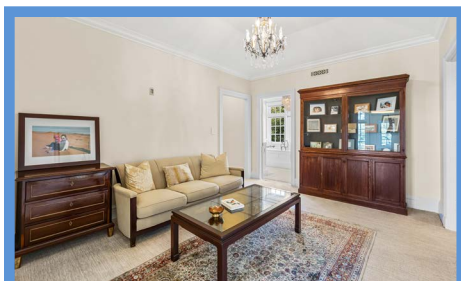
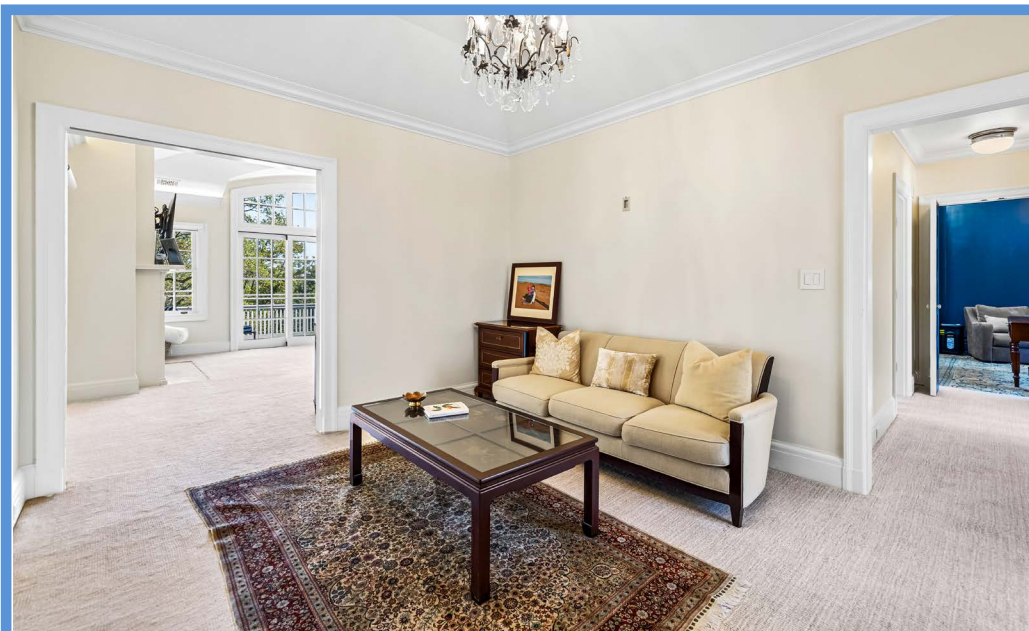
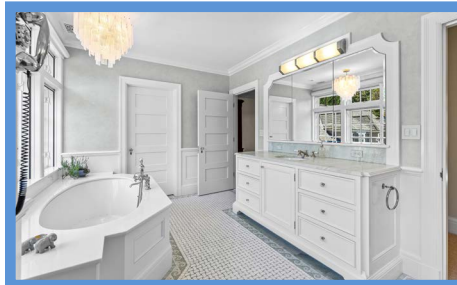
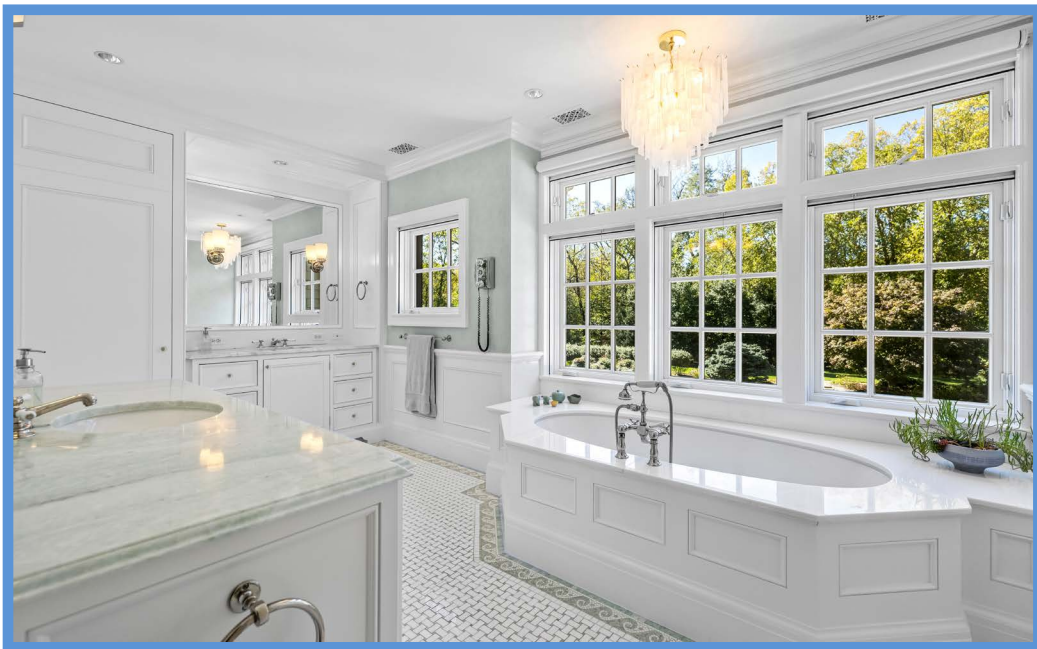
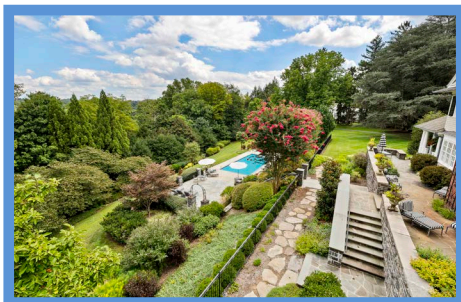
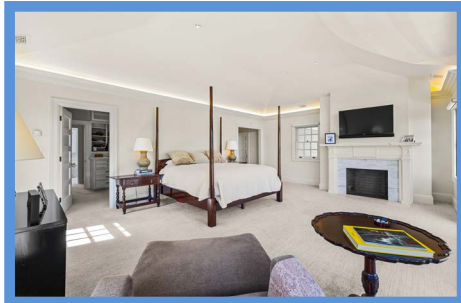
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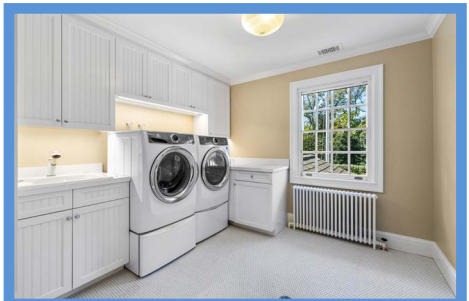
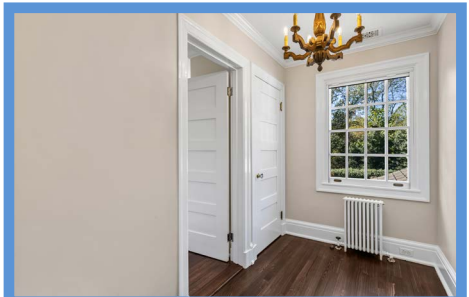
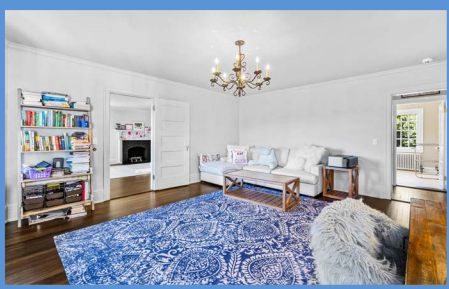


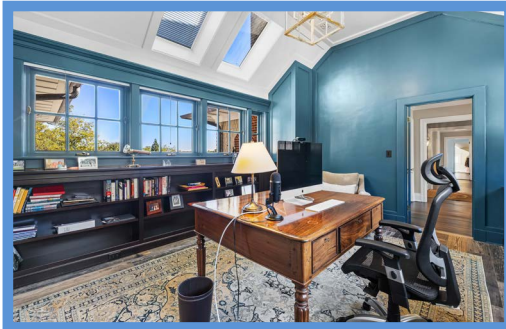
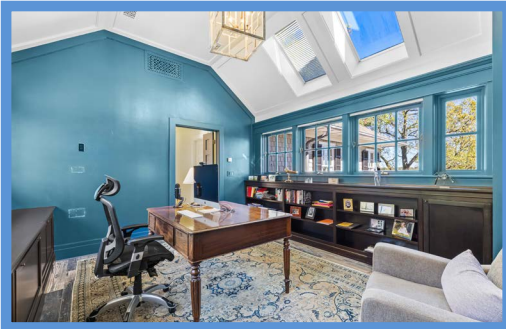












FOYER 15'4" X 9'4"

- Paneled entry door with Georgian detail
- Heart pine flooring
- Doorcase-height recess-paneled walls with rounded corners and fluted pilasters
- Built-up crown molding with egg & dart detail
- Two casement windows flanking entry door
- Modern brass/milk-glass 10-light ceiling fixture
- Cased portal to Library
- Wide pocket door to Living Room
- Wide architectural cased portal to Stair Hall

STAIR HALL

- Heart pine flooring
- Ionic columns with brackets to open pine staircase with paneled wainscot, hardwood handrails, window on landing and wall sconce light with shade
- Built-up crown molding with egg & dart detail
- Recessed light
- Frosted glass ceiling light
- Two wall sconce lights with shades
- Closet
- Access to Dining Room
- Access to Breakfast Room and Kitchen area
- Concealed staircase to Lower Level
- Powder Room with Waterworks mosaic marble tile floor, Kalista marble vanity with legs, wall sconce lighting, built-up crown molding and double window with pull-down screens
- Powder Room pendant light excluded

LIVING ROOM 24'0" X 17'0"

- Heart pine flooring
- Wood burning fireplace (restored fire brick, requires chimney lining) with Neo-classical mantel, marble surround and slate hearth
- Wide bay window with built-in window seat/radiator cover and custom cushion
- Triple casement window
- Two sets of French doors flanking fireplace to Covered Side Porch
- Built-up crown molding
- Recessed lighting
- Wide pocket door to Foyer
- Pocket door to Library

LIBRARY 17'0" X 14'1"

- Heart pine flooring
- Paneled chimney wall with wood burning fireplace (restored fire brick, requires chimney lining), Georgian mantel, stone surround and slate hearth
- Two sets of custom built-in bookcases with base cabinetry
- Built-up crown molding
- Wainscot
- Two windows
- Bronze and crystal chandelier
- Two wall sconce lights
- Recessed art light
- Access from Foyer, Living Room and Dining Room

DINING ROOM 17'0" X 15'10"

- Heart pine flooring
- Wood burning fireplace (restored fire brick, requires chimney lining) with Georgian mantel, stone surround and slate hearth
- Wide bay window with built-in window seat/radiator cover and custom cushion
- Built-up crown molding
- Three-quarter height paneled wainscot
- Architectural built-in illuminated china cabinet with glazed doors and keystone arch
- Crystal and bronze chandelier
- Three matching triple wall sconce lights
- Recessed lighting
- Access from Stair Hall and Library
- Architectural cased doorway (matches china cabinet) to Breakfast Room and Kitchen area

FAMILY ROOM 23'0" X 20'8"

- Sunken off Kitchen
- Heart pine flooring
- Coffered ceiling with built-up crown molding
- Paneled chimney wall with wood burning fireplace, gas log insert, Georgian mantel, marble surround and raised slate hearth
- Wall of windows with custom built-in full width base cabinetry including 2 end window seats with cushions and TV console/lift
- Built-in speakers
- Two additional windows
- French doors with sidelights to Terrace
- Pull-down window screens
- Glazed door to elevated bluestone Terrace
- Recessed lighting
- Built-in ceiling speakers and surround sound
- Two bronze finish double wall sconce lights and 2 additional single wall sconce lights- all with shades
- Open flow up to Kitchen by 2 sets of steps flanking wrought-iron railing
- TV in lift, free-standing speakers and subwoofer excluded

KITCHEN 25'9" X 23'0"

- Heart pine flooring
- Custom built recess-paneled solid wood cabinetry by Ivan C. Dutterer including work island, island/breakfast bar, glass door cabinets,

- pantry cabinet, roll-out trays, 2 end-of-island bookcases, pot-pan drawers, tray cabinets, 2 pull-out trash/recycle bins, bracketed range hood enclosure, bracket foot detail, built-up crown molding
- Additional audio-visual cabinet facing Family Room with wire mesh grille inserts
- Marble counters with limestone counter on work island
- Herring bone pattern ceramic tile back splash
- Viking refrigerator with lower pull-out freezer drawer and matching front panels
- Two Sub-Zero refrigerator drawers with matching front panels in work island
- Viking stainless steel wine cooler
- Viking stainless steel icemaker
- Viking stainless steel commercial grade 6-burner gas range with 2 ovens and griddle
- Commercial grade range hood with lighting
- Viking thermal convection wall oven and warming drawer
- Dacor built-in microwave
- Bosch dishwasher with matching front panel
- Oversized undermount stainless steel sink with KitchenAid disposal and hand sprayer
- Undermount stainless steel sink with KitchenAid disposal and hand sprayer on work island
- Recessed lighting and under-cabinet lighting
- Two bronze/glass pendant lights above island
- Two bronze wall sconce lights with shades
- Built-in ceiling speakers
- Triple window with pull down screens
- Two cased portals to Butler's Pantry
- Large central architectural cased portal flanked by 2 additional cased portals to Breakfast Room
- Audio-visual equipment excluded

BREAKFAST ROOM 22'8" X 13'0"

- Tumbled marble floor
- Beamed ceiling paneled in beadboard with crown trim
- Wall of windows with pull down screens
- Wide cased portal to Office flanked by 2 custom built-in illuminated glass door china cabinets with base cabinetry- matches Kitchen
- Recessed lighting
- Two bronze finish wall sconce lights with shades
- Built-in ceiling speakers
- Access to Dining Room and Stair Hall
- Chandelier excluded

OFFICE 15'3" X 6'8"

- Double pocket door entry with ribbed glass from Breakfast Room
- Wood finish ceramic tile floor
- Beadboard ceiling
- Built-up crown molding
- Two walls of windows including exit door to covered porch with pull down screens
- Wall mounted TV excluded
- Chandelier excluded

BUTLERS PANTRY 19'0" X 5'0"

- Tumbled marble floor
- Custom built cabinetry matching kitchen including open bookcase, wall and base cabinets
- Hand finished concrete counter with molded farmhouse sink and drain boards
- Crackle finish ceramic tile back splash
- KitchenAid refrigerator with matching front panels

- Bosch dishwasher with matching front panel
- Open pine back staircase with hardwood handrails, wainscot and 2 extra-tall windows on landing (up to Primary Suite; down to finished Lower Level)
- Built-up crown molding
- Full-length window with transom
- Walk-in pantry closet
- Recessed lighting
- Two double wall sconce lights
- Flows to Mud Room

MUD ROOM 18'0" X 5'9"

- Tumbled marble floor
- Double closet and additional closet
- Double window and additional window with pull down screens
- Exit door with 9-pane window and sidelight
- Built-up crown molding
- Folding doors to Pet Room and Powder Room
- Pendant lantern excluded

PET ROOM 9'9" X 4'0"

- Tumbled marble floor
- Custom built feeding station with knee-hole base cabinet, wall cabinet, bead board back splash and galvanized steel counter
- Shelved closet
- Built-up crown molding
- Recessed lighting
- Wall mounted coat hook racks
- Pocket door to Powder Room with tumbled marble floor, pedestal sink, built-up crown molding, mirrored medicine cabinet, overhead lighting and window with pull down screens and plantation shutters

SECOND FLOOR

HALL

- Heart pine flooring
- Open pine main staircase to other levels with window on upper landing
- Four crystal wall sconce lights
- Crown molding
- Access to Laundry Room

STUDY/OFFICE 15'3" X 14'0"

- Entry door with ribbed glass window
- Wood finish ceramic tile floor
- Vaulted ceiling
- Recess paneled walls and ceiling
- Custom built-in bookcases and file cabinets
- Eight casement windows- 4 each on opposite walls- with pull down screens
- Two skylights with in-glass shades
- Modern pendant light
- Double doors to Primary Suite

PRIMARY SUITE

- Private hall entry from Office with wall-to-wall carpeting, crown molding, access to Primary Bath, Dressing Room 2 and Sitting Room

SITTING ROOM 13'6" X 11'4"

- Wall-to-wall carpeting
- Tray ceiling with crown molding
- Access to Dressing Room 1
- Access to Primary Bath
- Additional access from Back Staircase
- Wide cased portal to Primary Bedroom
- Chandelier excluded

PRIMARY BEDROOM 23'0" X 19'0"

- Wall-to-wall carpeting
- Vaulted tray ceiling with crown molding and cove lighting
- Wood burning fireplace with Georgian

- mantel, marble surround and hearth
- Sliding doors with full-sized sidelights and arched transom to private bluestone terrace (23' x 6'6")
- Five windows with pull down screens and electronic shades
- Recessed lighting
- Access to Dressing Room 2
- Wall mounted TV with Sonos sound excluded

PRIMARY BATH

- Dual access
- Waterworks marble mosaic tile floor with borders and separate thermostat for radiant heat
- Two custom built vanities (1 in paneled alcove) with marble tops, framed plate glass mirrors, concealed medicine cabinets, overhead and wall sconce lighting
- Aerator soaking tub in paneled tub platform with marble top and hand-held shower
- Water closet with glass enclosed steam shower with built-in bench, wall niche and ceiling light
- Waterworks fixtures
- Triple window
- Two additional windows
- Pull down screens
- Custom built linen closet
- Crown molding
- Paneled wainscot
- Modern chandelier above tub
- Recessed lighting
- Ceiling light

DRESSING ROOM 1 18'0" X 8'0"

- Wall-to-wall carpeting
- Custom built wardrobe cabinetry including dresser, framed plate glass mirror, drawer cabinets, open clothes racks, open shelving and pull-out hamper
- Three-way dressing mirror
- Frosted glass oval 'spider web' interior window (to back stair well)
- Window with pull down screen
- Crown molding
- Recessed lighting

DRESSING ROOM 2 11'2" X 9'3"

- Dual access
- Wall-to-wall carpeting
- Custom built wardrobe cabinetry including dresser, framed plate glass mirror, open clothes racks and open shelving
- Crown molding
- Ceiling lights and recessed lighting
- Ceiling attic access

BEDROOM 2 24'1" X 17'0"

- Heart pine flooring
- Wood burning fireplace (restored fire brick, requires chimney lining) with Georgian mantel, brick surround and hearth
- Three windows with pull down screens
- Large walk-in closet with window and built-in cabinetry
- Crown molding
- Modern chandelier
- Access to Bedroom 3
- Private Bath

BATH

- Marble floor
- Custom built vanity with marble top, wood medicine cabinet with beveled mirror, wall sconce lighting
- Tub/shower combination with subway tile surround and wall niche
- Window with pull down screen and woven shade
- Crown molding
- Linen closet

BEDROOM 3 19'0" X 16'0"

- Heart pine flooring
- Wood burning fireplace (new firebrick, requires chimney lining) with colonial mantel, brick surround and hearth
- Two windows with pull down screens and woven shades
- Crown molding
- Bronze finish 8-light chandelier
- Closet
- Additional access from Bedroom 2
- Wall mounted TV with Sonos sound excluded

BEDROOM 4 16'1" X 14'10"

- Heart pine flooring
- Wood burning fireplace (restored fire brick, requires chimney lining) with cast stone mantel and hearth, brick surround
- Two windows with pull down screens and woven shades
- Two closets
- Chandelier excluded

HALL BATH 1

- Waterworks marble mosaic tile floor and shower stall floor
- Custom built vanity with marble top, framed mirror and wall sconce lighting
- Glass enclosed shower stall with crackle finish ceramic tile walls and ceiling with marble trim, 2 wall niches and recessed light
- Window with pull down screen and woven shade
- Crown molding
- Linen closet

HALL BATH 2

- Access from Dressing Room (9'8" X 5'4") with heart pine flooring, window with pull down screen, crown molding and closet
- Heart pine flooring
- Soaking tub with ceramic tile back splash
- Pedestal sink with beveled mirror medicine cabinet and wall sconce lighting
- Window with pull down screen
- Crown molding
- Dressing Room chandelier excluded

LAUNDRY ROOM 10'1" X 9'7"

- Entry door with ribbed glass window
- Ceramic hex-tile floor with central drain
- Base and wall cabinetry with beadboard detail and laminate counters
- Matching ironing board cabinet
- Window with pull down screen
- Crown molding
- Ceiling light and under-cabinet lighting
- Electrolux pedestal washer and dryer- 2020

THIRD FLOOR

HALL

- Pine flooring
- Landing for main staircase with banister overlook
- Dormer window
- Wall sconce light with shade
- Access to attic area
- Double doors to Playroom
- Access to Study

STUDY 10'8" X 7'0"

- Wall-to-wall carpeting
- Window in dormer alcove with built-in window seat
- Wall sconce light with shade

PLAYROOM 23'0" X 16'0"

- Wall-to-wall carpeting
- Extra wide dormer alcove with double window with pull down screens
- Recessed lighting
- Knee-wall attic access
- Access to Bedroom 5

BEDROOM 5 11'10" X 10'8"

- Wall-to-wall carpeting
- Window in dormer alcove with built-in window seat and custom shade
- Two wall sconce lights with shades
- Passage to storage room/closet with oval window
- Private Bath

BATH

- Ceramic tile floor
- Vanity with bow-front ceramic top and wall sconce light
- Glass enclosed corner positioned shower stall with ceramic tile walls, 2 wall niches and recessed light
- Window with pull down screen

LOWER LEVEL

HALL

- Open back stair access from Butler's Pantry
- Wall-to-wall carpeting
- Recess paneled walls
- Under-stair storage closet
- Crown molding
- Ceiling light
- Vestibule at Utility Room 2 with walk-in closet and recessed light
- French doors to Recreation Room

RECREATION ROOM 38'0" X 21'2"

- Wood finish ceramic tile floor
- Full width window wall of 3 sets of French doors to Terrace- center doors arched
- Crown molding
- Recessed lighting
- Six crystal wall sconce lights
- Built-in surround sound
- Step-up through wide portal to Crafts Room
- Wall mounted TV and wall speakers excluded

CRAFTS ROOM 14'0" X 10'7"

- Wood finish ceramic tile floor
- Crown molding
- Open closet
- Recessed lighting
- Two wall sconce lights with glass shades
- Wide cased portal to Exercise Room

EXERCISE ROOM 18'6" X 16'8"

- Wood finish ceramic tile floor
- Brick accent walls and archway
- Painted recessed paneled wall with radiator niche
- Recessed lighting and ceiling light
- Two crystal wall sconce lights
- Storage closet
- Storage room with crawl space
- Carpeted staircase access from Stair Hall
- Access to Utility Room #1
- Wall mounted TV excluded

BATH

- Divided into dressing area and bath area
- Terra cotta finish ceramic tile floor
- Full width custom built vanity with bow-front sink, painted wood top, base cabinets, framed plate glass mirror and linen closet
- Matching custom built-in seating bench with cushion

- Ceramic tile shower stall including ceiling with 2 wall niches, recessed light and glass door
- Water closet
- Open built-in linen shelving
- Crown molding
- Recessed lighting, ceiling light and wall sconce lighting

UTILITY ROOM #1

- Unfinished with painted walls and cement floor
- Trane HVAC unit 3 with electric air cleaner
- Well water tanks, treatment system and water holding tank
- Two oil storage tanks
- Terra Nova in-ground irrigation system
- Storage shelving
- Furnace room with Buderus oil fired boiler (for hot water radiator heat original house and radiant floor heat in addition) and 80-gallon hot water storage tank, Trane HVAC unit #4 and electric panel #5

UTILITY ROOM #2

- Unfinished with painted walls and cement floor
- Trane HVAC unit #6 and Carrier HVAC unit #7
- Electric service- 800 amp total
- Electric service panel and transfer switch for emergency generator
- Custom built cabinet with utility sink
- Open shelving
- Washer and dryer excluded

EXTERIOR

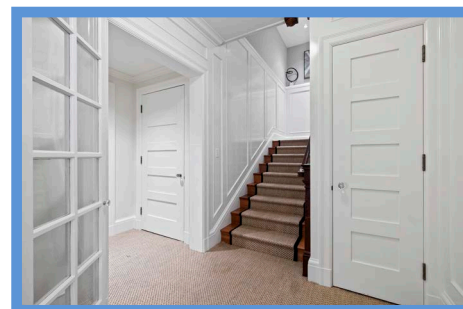
- Circa 1903 New England shingle style country home with seamless additions in painted cedar siding with architectural asphalt roof
- Circular drive at main entry and Garage lined with Belgian block with center garden
- Bluestone paved porte-cochere at main entry with classic columns, beadboard ceiling and steps up to porch
- Covered porch at main entry with classic columns, beadboard ceiling- flows to covered side porch- creating wrap-around porch
- Covered side porch (33 x 16) with classic columns, wood railings, beadboard ceiling, 2 ceiling fans, steps to driveway, steps to terrace and access to Living Room through French doors
- Bluestone areaway and gardens from driveway to covered bluestone veranda with classic columns, beadboard ceiling and access to Mud Room and Office- flows to covered bluestone porch
- Covered bluestone porch (23 x 19) with classic columns, wood railings, beadboard ceiling, ceiling fan, staircase to yard and access to Garage
- Fully insulated 3-car finished Garage matching house with oversized doors, automatic door openers, radiant heated floor, storage cabinetry, wall and base cabinetry, florescent lighting, pull-down attic access and double doors to attached workshop
- Attached fully insulated finished workshop with radiant heated floor, wall and base cabinetry, work benches, double window and oversized double doors to driveway
- Bluestone terrace (81 foot) across back of main level with stone knee walls, border gardens, steps to yard, double staircase to gardens and access to Family Room, Breakfast Room and side covered porch
- Terrace garden with steppingstone walkway, wrought iron fencing and gates, gate to Recreation Room patio and bluestone areaway at stone posts with gate to pool area
- Bluestone patio at Recreation Room flanked by matching wrought iron garden gates with boulder garden steps to yard

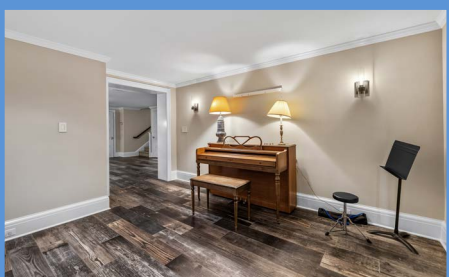
- Elevated Family Room bluestone patio (17 x 12) with stone knee walls, wrought iron cap-rail and gas grill hook-up
- Bluestone pool patio (24 x 24) with stone posts and wrought iron railings, arched arbor to yard, stone steps from garden terrace and wide bluestone steps to pool
- Heated in-ground pool (39 x 18) with bluestone trimmed stone pool decking and patio, stone garden walls and planters, border gardens and automatic pool cleaner
- Extensive exterior and garden lighting
- Zoned in-ground irrigation system
- Extensive professional landscaping on 3 hilltop acres including magnificent specimen trees, stone garden walls and walkways, rock gardens, putting greens and sandtrap, sweeping lawns and stunning elevated vistas
- Outdoor wall mounted TV on Covered Porch excluded

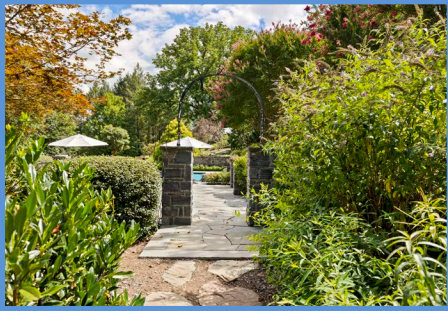
ADDITIONAL FEATURES & AMENITIES

- Completely renovated and restored with seamless expansion by Winchester Construction Builders
- Patrick Sutton architect for additions, garage and interior improvements
- Custom Dover windows and doors
- All custom cabinetry throughout house by Ivan C. Dutterer
- Seven zone heat pump HVAC with oil fired radiator heat and floor radiant heat in additions
- Heat pump on 3rd Floor new 2019, Primary Suite new 2020
- Emergency generator
- Lutron lighting system including electronic shades in Primary Bedroom and Bath
- Network and Wi-Fi system including exterior
- Nest thermostats
- Assorted AV work
- Upgraded well water system
- Fully insulated garage and workshop- both with radiant heated floors
- Light-filled walk-out lower level Recreation Room
- Separately zoned Primary Bath marble floor
- New addition pre-constructed to accommodate future 3-stop elevator utilizing basement closet, pantry closet and primary bedroom closet
- Pool repairs and upgrades
- Private and well sited with good light and beautiful vistas from all living spaces

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by the Broker*







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